

Planning Commission Agenda Packet - August 13, 2026

TOWN OF SPRING LAKE, UTAH

NOTICE OF PUBLIC HEARING – PLANNING COMMISSION PROPOSED INITIAL OFFICIAL ZONING MAP

Notice is hereby given that the Spring Lake Planning Commission will hold a public hearing to receive public comment regarding the proposed adoption of the Town of Spring Lake's initial Official Zoning Map.

Date: Thursday, August 13, 2026

Time: 6:00 p.m.

Location: 3744 West 12240 South, Spring Lake, Utah 84651

Purpose of the Hearing:

Spring Lake is a newly incorporated municipality and has not previously adopted an Official Zoning Map. Property within the Town therefore does not currently have a Town of Spring Lake zoning designation. The proposed Official Zoning Map would establish the Town's initial zoning classifications and implement the zoning framework contemplated by the Spring Lake General Plan and Title 10 — Land Use and Development of the Spring Lake Municipal Code.

Under the proposed Official Zoning Map, most property within the Town would be designated Residential Cluster (RC) and some would be designated as Agricultural Residential (AR). The RC District is the Town's primary residential zoning district and is intended to preserve rural character, agricultural heritage, open space, scenic views, natural resources, and agricultural opportunities while accommodating low-density residential development.

The RC District allows residential development at a base density of one dwelling unit per 2.5 acres of gross parcel area. The proposed RC designation does not require any property owner to develop or subdivide property, and agricultural uses remain permitted within the RC District.

The AR District is being assigned to all parcels that are currently part of an Agricultural Protection Area. The AR District is intended to preserve agricultural uses, animal keeping, working farms, open space, and low-density residential development on larger lots consistent with the Spring Lake General Plan. The district maintains a five-acre minimum lot size while allowing continued agricultural operations and compatible residential uses.

A limited area would be designated Light Industrial (LI). The LI District is intended to accommodate a limited range of low-impact manufacturing, processing, fabrication, warehousing, contractor, employment, and similar uses in locations where potential impacts on surrounding properties can be minimized.

Public Comment:

Interested persons are invited to attend and provide comments regarding the proposed Official Zoning Map. Written comments intended for consideration at the public hearing are requested by August 12 and may be submitted to recorder@springlakeutah.gov.

Property owners whose private real property is located entirely or partially within the proposed zoning map will receive an individual courtesy notice identifying the proposed zoning designation for their property and explaining the statutory right to file a written objection.

Interested persons are invited to attend the public hearing to provide comments. Written comments may also be submitted before the hearing to:

Rebecca Batty, Town Recorder or Wade Menlove, Mayor

recorder@springlakeutah.gov or mayor@springlakeutah.gov

Availability of Documents:

A copy of the proposed ordinances is available for public review at:

www.springlakeutah.gov

Notice and Posting:

This notice is posted in accordance with Utah Code requirements, including:

- Utah Public Notice website
 - The Town's official website
 - At least one public location within the Town
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RESOLUTION NO. 26-15

A RESOLUTION OF THE SPRING LAKE PLANNING COMMISSION RECOMMENDING ADOPTION OF AN OFFICIAL ZONING MAP

WHEREAS, the Spring Lake Planning Commission seeks to make recommendations that meet the objectives of the Town of Spring Lake General Plan and to establish the Town's initial comprehensive zoning and land use regulatory framework; and

WHEREAS, the Town Council has since adopted Resolution No. 26-13 establishing the Town of Spring Lake General Plan; and

WHEREAS, the Planning Commission conducted a public hearing to receive public comment regarding an official zoning map; and

WHEREAS, the Planning Commission finds that the proposed zoning map establishes appropriate land use and development, public works and infrastructure, and building regulation parameters within the Town of Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Spring Lake Planning Commission as follows:

1. – Recommendation of Adoption

The Planning Commission hereby recommends that the Spring Lake Town Council adopt the proposed Official Zoning Map for the town of Spring Lake, attached hereto as **Exhibit A**.

3. – Periodic Review

The Planning Commission recommends that the Official Zoning Map for Spring Lake be reviewed periodically and updated as necessary to reflect changes in community needs and best practices, applicable state laws, and compliance changes dictated by new state legislation.

4. – Authorization of Chair

The Chair of the Planning Commission is authorized to transmit this Resolution, together with the recommended ordinances, to the Spring Lake Town Council for consideration and action.

5. – Effective Date

This Resolution shall become effective immediately upon its adoption by the Spring Lake Planning Commission.

ADOPTED AND PASSED by the Planning Commission of the Town of Spring Lake, Utah, this ____ of _____, 20____.

Signed: _____

Jason Knapp, Planning Commission Chair

Attest: _____

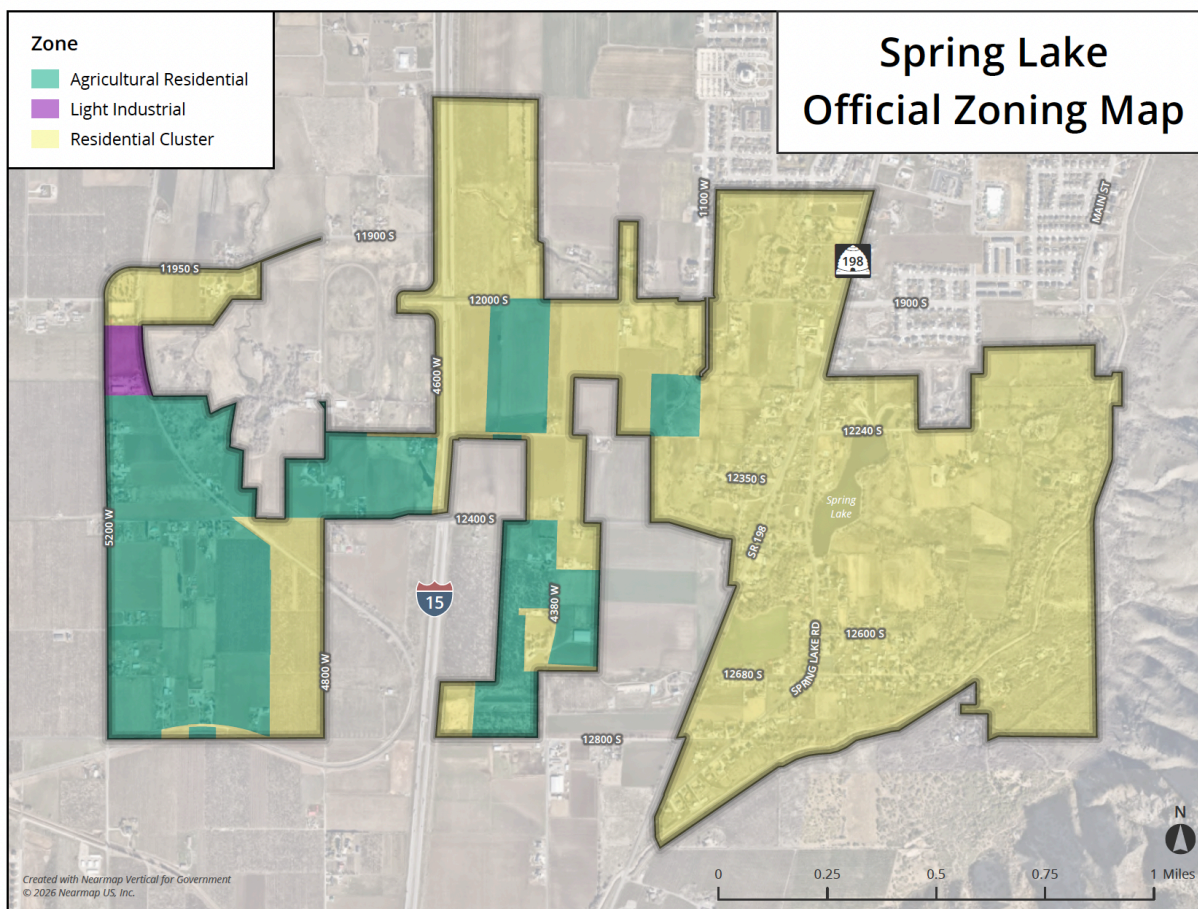
Rebecca Batty, Town Recorder / Brenda Warner, Deputy Town Recorder

PLANNING COMMISSION VOTE AS RECORDED

Commissioners:	Yes	No	Abstain	Excused
Layne Batty	_____	_____	_____	_____
Richard Behling	_____	_____	_____	_____
Joy Benson	_____	_____	_____	_____
Jason Knapp	_____	_____	_____	_____
Ryan Moore	_____	_____	_____	_____

Alternate Commissioners:	Yes	No	Abstain	Excused
#1 – Von Menlove	_____	_____	_____	_____
#2 – Greg McDavitt	_____	_____	_____	_____

Exhibit A



RESOLUTION NO. 26-16

A RESOLUTION OF THE SPRING LAKE PLANNING COMMISSION RECOMMENDING ADOPTION OF BUILDING PERMIT AND REZONING APPLICATION DOCUMENTS

WHEREAS, the Spring Lake Planning Commission seeks to make recommendations that meet the objectives of the Town of Spring Lake General Plan and to establish the Town's initial comprehensive zoning and land use regulatory framework; and

WHEREAS, the Town Council has since adopted Resolution No. 26-13 establishing the Town of Spring Lake General Plan; and

WHEREAS, the Planning Commission finds that the proposed Building Permit and Rezoning Application Documents establish appropriate building and rezoning regulation parameters within Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Spring Lake Planning Commission as follows:

1. – Recommendation of Adoption

The Planning Commission hereby recommends that the Spring Lake Town Council adopt the proposed **Building Permit** and **Rezoning Application Documents**, attached hereto as **Exhibit A**, which includes the following documents, by name:

Building Permit Documents:

BP Admin Content V1.0 (p. 4)
Form BP-1 - Version 1.0 (p. 17)
Form BP-2 - Version 1.0 (p. 24)
Form BP-3 - Version 1.0 (p. 35)
Form BP-4 - Version 1.0 (p. 43)
Form BP-5 - Version 1.0 (p. 48)

Rezoning Application Documents:

Form R-1 - v1.0 (p. 53)
Form R-2 - v1.0 (p. 58)
Form R-3 - v1.0 (p. 61)
Form R-4 - v1.0 (p. 65)
Form R-5 - v1.0 (p. 70)
Form R-6 - v1.0 (p. 76)
Form R-7 - v1.0 (p. 80)
Form R-8 - v1.0 (p. 86)

3. – Periodic Review

The Planning Commission recommends that the Building Permit and Rezoning Application Documents for Spring Lake be reviewed periodically and updated as necessary to reflect changes in community needs and best practices, applicable state laws, and compliance changes dictated by new state legislation.

4. – Authorization of Chair

The Chair of the Planning Commission is authorized to transmit this Resolution, together with the recommended ordinances, to the Spring Lake Town Council for consideration and action.

5. – Effective Date

This Resolution shall become effective immediately upon its adoption by the Spring Lake Planning Commission.

ADOPTED AND PASSED by the Planning Commission of the Town of Spring Lake, Utah, this ____ of _____, 20____.

Signed: _____

Jason Knapp, Planning Commission Chair

Attest: _____

Rebecca Batty, Town Recorder / Brenda Warner, Deputy Town Recorder

PLANNING COMMISSION VOTE AS RECORDED

Commissioners:	Yes	No	Abstain	Excused
Layne Batty	_____	_____	_____	_____
Richard Behling	_____	_____	_____	_____
Joy Benson	_____	_____	_____	_____
Jason Knapp	_____	_____	_____	_____
Ryan Moore	_____	_____	_____	_____
Alternate Commissioners:	Yes	No	Abstain	Excused

#1 – Von Menlove

#2 – Greg McDavitt

RESOLUTION NO. 26-17

A RESOLUTION OF THE SPRING LAKE PLANNING COMMISSION RECOMMENDING AUTHORIZATION TO ADMINISTER LAND USE AND DEVELOPMENT ROLES & RESPONSIBILITIES

WHEREAS, the Spring Lake Planning Commission seeks to make recommendations that meet the objectives of the Town of Spring Lake General Plan and to establish the Town's initial comprehensive zoning and land use regulatory framework; and

WHEREAS, the Town Council has since adopted Resolution No. 26-13 establishing the Town of Spring Lake General Plan, and Ordinance No. 26-08 Adopting Titles 7, 9, and 10 of the Spring Lake Municipal Code; and

WHEREAS, the Planning Commission finds that the proposed Land Use & Building Administration Role Assignment Recommendations establish appropriate administrative roles and responsibilities pertaining to land use and development, public works and infrastructure, and building regulation parameters within the Town of Spring Lake.

NOW, THEREFORE, BE IT RESOLVED by the Spring Lake Planning Commission as follows:

1. – Recommendation of Adoption

The Planning Commission hereby recommends that the Spring Lake Town Council adopt the proposed Land Use & Building Administration Role Assignment Recommendations, attached hereto as **Exhibit A**, titled “Spring Lake Role Assignment Recommendations.”

3. – Periodic Review

The Planning Commission recommends that the Land Use & Building Administration Role Assignment Recommendations for Spring Lake be reviewed periodically and updated as necessary to reflect changes in community needs and best practices, applicable state laws, and compliance changes dictated by new state legislation.

4. – Authorization of Chair

The Chair of the Planning Commission is authorized to transmit this Resolution, together with the recommended ordinances, to the Spring Lake Town Council for consideration and action.

5. – Effective Date

This Resolution shall become effective immediately upon its adoption by the Spring Lake Planning Commission.

ADOPTED AND PASSED by the Planning Commission of the Town of Spring Lake, Utah, this ____ of _____, 20____.

Signed: _____

Jason Knapp, Planning Commission Chair

Attest: _____

Rebecca Batty, Town Recorder / Brenda Warner, Deputy Town Recorder

PLANNING COMMISSION VOTE AS RECORDED

Commissioners:	Yes	No	Abstain	Excused
Layne Batty	_____	_____	_____	_____
Richard Behling	_____	_____	_____	_____
Joy Benson	_____	_____	_____	_____
Jason Knapp	_____	_____	_____	_____
Ryan Moore	_____	_____	_____	_____

Alternate Commissioners:	Yes	No	Abstain	Excused
#1 – Von Menlove	_____	_____	_____	_____
#2 – Greg McDavitt	_____	_____	_____	_____